

Minutes

Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, November 7, 2018 – 7:00 PM

Board Members Present: Anthony ‘Tony’ Mucci, Chairman
Pan Aslanides, Vice-Chairman
Gary Brahler, Secretary
Randy Donaldson, Member
Jim Morris, Member
Randy Lombardi, Alternate
Kyle Fausnight, Alternate

Zoning Inspector: Jeff Shipman

Township Secretary: Shelby Dieffenbaugher

Purpose: (One Case)

Appeal #0676 – Joshua Abraham of 3337 Broadway Ave., Louisville, Ohio 44641, Stark County, Parcel #33-09433 is requesting a variance for an Accessory Building to be 2,006 square feet area dimension. Whereas, Nimishillen Township Zoning Resolution, Section 602.4, Accessory Buildings, Structures and Uses limits an Accessory Building area to 1,280 square feet. The parcel is zoned I2 General Industrial.

CALL HEARING TO ORDER:

Chairman Mucci opened tonight’s hearing at 7:00 PM introduced all board members in attendance, the zoning inspector, and the township secretary.

Chairman Mucci swore in everyone in attendance by asking them to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, “I do”.

Appeal #0676 – Joshua Abraham of 3337 Broadway Ave., Louisville, Ohio 44641, Stark County, Parcel #33-09433 is requesting a variance for an Accessory Building to be 2,006 square feet area dimension. Whereas, Nimishillen Township Zoning Resolution, Section 602.4, Accessory Buildings, Structures and Uses limits an Accessory Building area to 1,280 square feet. The parcel is zoned I2 General Industrial.

Josh Abraham of 3337 Broadway Ave. stepped to the podium and informed the Board he is looking for a variance for a building to keep topsoil dry. Mr. Abraham stated there will be no electric, it is just like a fabric structure.

Chairman Mucci asked if he will be storing salt there also. Mr. Abraham stated yes, salt will be stored there also.

Discussion was held regarding the structure being a fabric structure.

Mr. Brahler asked what kind of salt will he be storing. Mr. Abraham stated they do landscaping. Discussion followed.

Discussion was held about the location of the structure and if this is considered a permanent structure. Mr. Abraham stated the structure is going to be anchored down to cement block and he was told he needed a permit. Discussion followed.

Mr. Brahler asked how many acres there are. Mr. Abraham stated there is 5 acres.

Mr. Morris asked if he received a permit for the current structure on the property and if it included septic. Mr. Abraham stated ye he received a permit and yes it has septic. Mr. Abraham stated he received approval from the Health Dept for the location of this building and everything was okayed. Discussion followed.

Discussion was held about the permanent structure.

Mr. Aslanides asked if this structure will have 3 sides. Mr. Abraham stated yes, it will be 3-sided.

Mr. Brahler asked if he will be storing bulk salt and not bagged salt. Mr. Abraham stated yes, it's bulk, but they do more with topsoil than with salt.

Zoning Inspector Jeff Shipman asked if he plans to store equipment in the structure. Mr. Abraham stated he does not plan to.

Zoning Inspector Jeff Shipman informed the Board he received some calls and everyone seems to be okay with it.

Chairman Mucci read aloud a letter from Eslich.

Chairman Mucci asked the Board if they had any other questions.

Motion for a Ballot Vote: With no other questions and/or discussion, Chairman Mucci asked for a motion for a ballot vote to approve or disapprove Appeal #0676s.

GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #0676 SECONDED BY PAN ASLANIDES. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	Jim Morris	--	Approve
	Randy Donaldson	--	Approve
	Gary Brahler	--	Approve
	Pan Aslanides	--	Approve
	Tony Mucci	--	Approve

Chairman Mucci said **the request for Appeal #0676** was **APPROVED** and advised Mr. Abraham to contact Jeff during regular office hours to make arrangements to get whatever paperwork/permits are needed.

Approval of Minutes:

*GARY BRAHLER MOTIONED TO APPROVE THE MINUTES FOR JUNE 6, 2018 AS WRITTEN SECONDED BY PAN ASLANIDES. The Board responded by saying 'I'. **MOTION CARRIED.***

Roll call voting:	Jim Morris	--	Approve
	Gary Brahler	--	Approve
	Pan Aslanides	--	Approve
	Tony Mucci	--	Approve

*JIM MORRIS MOTIONED TO APPROVE THE MINUTES FOR JUNE 6, 2018 AS WRITTEN SECONDED BY GARY BRAHLER. The Board responded by saying 'I'. **MOTION CARRIED.***

Roll call voting:	Jim Morris	--	Approve
	Gary Brahler	--	Approve
	Pan Aslanides	--	Approve
	Tony Mucci	--	Approve

Old Business:

There was no old business to discuss.

New Business:

Zoning Inspector Jeff Shipman informed the Board about a possible auto repair business coming into the Township, which may need the approval from the Board for a non-conforming, conditional use permit. Much discussion followed.

The Board held a discussion regarding Tiny Homes.

Adjournment:

*GARY BRAHLER MOTIONED TO ADJOURN AT 7:29 PM SECONDED BY RANDY DONALDSON. The Board responded by saying 'I'. **MOTION CARRIED.***

Roll call voting:	Jim Morris	--	Approve
	Randy Donaldson	--	Approve
	Gary Brahler	--	Approve
	Pan Aslanides	--	Approve
	Tony Mucci	--	Approve

Tony Mucci, Chairman
Nimishillen Township Board of Appeals

Pan Aslanides, Vice-Chairman
Nimishillen Township Board of Appeals

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